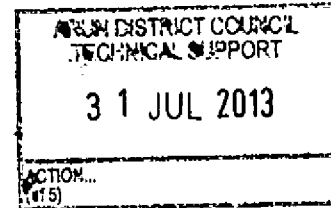


"Fairplace"
Poling,
Nr. Arundel,
West Sussex
BN18 9PS



28th July 2013

Dear Mr. Cronin,

A/74/13 Proposed planning application for distribution warehouse and covered storage, trade counter and associated offices for Fargro at The Vineries, Poling.

I object to the proposed planning application as above, my objections are as follows:

1. The proposed development will be built on open farmland, grade 1 high quality agricultural land. (See appendix 1.)
2. The proposed new layout of the junction of the entrance to The Vineries with the A27 shows the removal of a large part of the footpath and cycle path. There appears to be no reinstatement or relocation of these pathways, therefore leaving pedestrians and cyclists vulnerable to the traffic entering and leaving the site.
3. The Planning, Design and Access statement from Fargro; page 22 para. 4.2 and page 23 para 4.23, refers to Poling village as remote and over half a mile away from the proposed site. This is incorrect, as there are properties as close as 350 metres away from the site. Several properties will have a clear view to this proposed warehouse.
4. Proposed planting plan (Fargro ref. CBLA/TVP/C/001). The existing trees shown on this plan at the western boundary of the Vinery site, state they are to be retained. However, these trees are on land owned by Manor Farm, Poling, therefore the retention is not within the control of this planning application.
5. Screening. The main screen to the west of the site, within the Vinery land, shown on the plan does not exist at present, and does not fall within the proposed application. Therefore this should not be considered as part of the application as we do not know who will own the land and subsequently will have control over the screening. This leaves the proposed screening within the application (i.e. to the east of the public footpath) totally inadequate. There will be no barrier for sound travelling over open flat land. With very little tree planting, basically relying on a wire fence and a hedge to screen this huge development.

6. In reference to the Fargo assessment of alternative sites for relocation from their present site at Toddington. Page 6 Fig 1 re distribution map. Although Fargo have looked at alternative sites, they haven't looked at other sites further than the Arun area. Their distribution covers a large area of southeast England and they have taken a very simplistic attitude by not looking further afield. There is no consideration given to moving to a more central area within their distribution location and relocating their valuable staff. This would give their business an opportunity to extend and perhaps expand. Just to say "*this is where we are and this is where we wish to stay*" is not a sufficient argument for moving to an open green field site at The Vineries.
7. Fargo Planning, Design and Access Document. Page 11 fig 2 and Para 5.3. home locations of Fargo workers and the journey to the new proposed site at The Vineries. This document states the new location at The Vineries is within 5 miles of the present Fargo location at Toddington. If you journey from the Morrison roundabout at Wick, Littlehampton travelling up the Lyminster Road to go to the A 27, taking the east bound carriageway to the flyover at Patching and returning on the west bound carriageway of the A27 to the Vineries entrance this is a mileage of 8.5 miles not the 5 stated in the document. Alternatively a route from Littlehampton to The Vineries is via the Angmering by pass. However, there is a shorter route via Angmering village that has three schools along the way.
8. Fargo P.D. and A document. Page 18 Policy dev. 8.b. There is no public transport along this stretch of the A27.
9. Arun District Council objected to a West Sussex planning application in January 2007 (See appendix 2) to build an in-vessel composting unit with administration buildings on land within the perimeter of The Vinery site behind the conifer hedge. The objections were on the grounds of the height and design of the building, traffic movements, loss of trees, lack of mitigation scheme, drainage problems, hours of use, no landscaping provision identified to hide the buildings and possible light pollution. In Fargo's planning application, the proposed building is of a comparable size but will be sited on open land outside the existing Vinery site, and the other problems listed still remain.
10. Fargo P.D. and A Document. Page 29. In the conditions attached to the planning application for the In vessel composter at The Vineries in 2006, appendix 6 refers to the hours of operation. "*No vehicle delivering or collecting waste shall enter or leave the site or otherwise operate at the site except within the hours of: 07.30 and 18.00 Monday to Friday inclusive, and 07.30 to 13.00 Saturdays. There should be no delivery of waste or vehicles associated with this development entering or leaving this site on Sundays, bank holidays and public holidays. Reason; In the interests of the amenities of the locality.* Fargo's application wishes to extend the lorry by an hour and a half in the morning. Also Fargo's application will have vehicles running parallel to the adjacent properties to

the site and not in an east west movement as proposed in the composter application.

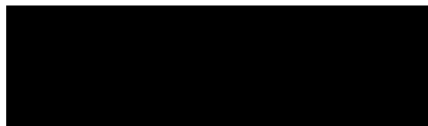
11. Fargro document page 29 Para 6.1 It says vehicles will be dispatched from the site at 06.00am. It gives no indication of the operating hours of when the workforce and lorry drivers will arrive; presumably this will be earlier than 6.00am. Therefore the true operating hours are unclear.

12. Light pollution. This development will have extensive lighting, especially the street lighting on the access road. Although these lights will conform to the regulations for light pollution, in a dark rural location such as this, there must be a certain amount of light reflected upwards from the ground.

13. Change of use of land. The Fargro Planning Deign and Access Statement Page 14 Para 2.7.1 refers to land not used for productively for agricultural proposes in recent years, if indeed ever. This can be corrected, as the land has not been used in the years since the owner of the Vineries purchased the land (approximately 10 years ago), prior to this the land was mainly used for growing crops by Manor Farm, Poling. Indeed the present owner seems to have run the land down, during his ownership in order to degrade its status. Grade 1 high quality agricultural land changed to industrial status is unacceptable.

Please take into consideration my concerns when making your decision on this application. This is a proposed industrial development better suited to a designated industrial estate not a green field site in a rural location.
Thank you,

Yours sincerely,



Philip Read

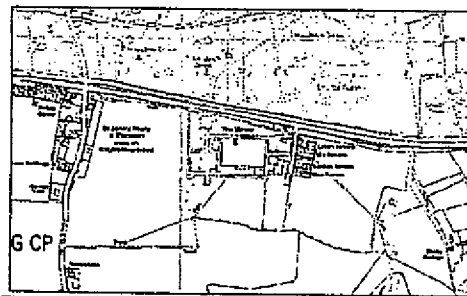
C.c. Bryan Curtis, Chairman of Poling Parish Meeting
Nick Herbert. M.P. for Arundel and South Downs
Deborah Urquhart, West Sussex County Councillor
Paul Bicknell, Arun District Councillor
Dudley Wensley, Arun District Councillor

Appendix 1

West Sussex Waste Local Plan - Rejected Waste Site - May 2012 update

The Vinery (Formerly Blue Prince Mushroom Site)
W/AR/4

Site description			
District	Arun	Parish	Angmering, site also lies adjacent to Poling Parish boundary.
Area (ha)	6.0		
Potential waste facilities	Potential for a commercial built waste facility, this could include waste transfer, recycling (eg. MRF, IVC) or treatment (eg. anaerobic digestion).		
Potential waste capacity	Minimum of 40,000 tpa		
Current use	The site is a former mushroom farm to the south of the A27 at Poling, between Arundel and Worthing. There is farmland to the west and south and residential properties to the east.		
Owner	Vinery Management		
Potential Operator	Not known		
Planning history and current permissions			
Planning policy	The site is covered by Policy GEN 3 (Protection of the Countryside) in Arun District Council Local Plan (2003) which means that development outside the defined built-up area will only be allowed in exceptional circumstances.		
Relevant planning history	Potential allocation in the West Sussex Strategic Waste Site Allocations DPD Preferred Options, 2007. Planning permission was granted on part of the site for in-vessel composting (IVC) (Planning Ref: PO/37/06). Permission was granted in 2010 to extend the time limit for the implementation of the permission to develop an IVC facility until 2013 (WSSC/080/10/PO).		



Fit with the spatial strategy (see map x - (Illustrate existing sites, spatial strategy etc)	
Proximity to waste arisings	Proximity to waste arisings from the main urban areas along the coast, in particular Littlehampton and West Worthing.
Proximity to existing waste sites	There are no major commercial and industrial waste facilities in this area.
Proximity to advisory ferry routes (AFR)	The site is well located to the ALR with direct access onto the A27.
Can it be delivered?	
Availability:	Part of the site has extant planning permission for an IVC facility and is available to be leased by a waste operator.
Deliverability:	The landowner has indicated that the site is no longer available for waste uses and is seeking alternative uses for the site.

Key issues identified		Potential for mitigation
Landscape and visual designations	None	Additional planting on the site may be required as additional screening at application stage. GREEN

Nature conservation designations	No nature conservation designations on site, however, there is a Site of Nature Conservation Importance (SNCI) nearby and protected plants have been recorded in the area.	Hedges around the site, and the northern boundary should be retained and protected as part of the planning application. Ecological impact assessment required at application stage. GREEN
	The site is 8km from Arun Valley SPA/Ramsar and 10km from Duncton to Bignor Escarpment SAC. The Appropriate Assessment concludes that when the potential IVC site is considered in combination with other projects and plans, the proposal would require more detailed assessment. If the site is considered for a composting facility, it would be possible to screen the site out as having no significant effects on European designated sites.	No further Appropriate Assessment required if existing in-vessel composting forward. GREEN
Historic environment designations	No historic environment designations on site.	Low level archaeological mitigation to be addressed at application stage. GREEN
Water environment	Flood Zone 1, Source Protection Zone 1.	Flood Risk Assessment required at application stage. GREEN
Soil quality	Grade 1 - high quality agricultural land, but site is previously developed land.	No mitigation required. GREEN
Public rights of way (PROW)	Footpath 2200 runs along the southern boundary of the site.	Consideration, at application stage, needs to be given to whether the path can be screened/protected. GREEN

Residential amenity and neighbouring land uses	There is a row of houses within 250m of the eastern boundary of the site. Residents have expressed concern, in relation to the in-vessel composting site (application no. PCU/37/08) with regard to noise, odour, bioaerosols and impact of traffic.	Siting of facility, and stand off from sensitive receptors will require consideration at application stage. Health/noise/odour impact assessment would be required at application stage. The proximity of the site to residential dwellings may rule out certain types waste facilities. GREEN
	Children's Hospice located to the north east of the site.	Siting of facility, and stand off from sensitive receptors will require consideration at application stage. Health/noise/odour impact assessment would be required at application stage. GREEN
Cumulative impact	There is an extant permission for a waste use on the site, although it has not yet been implemented. The site is located on an industrial site and there are no waste uses in the immediate vicinity.	No mitigation required. GREEN
Air quality	No Air Quality Management Areas (AQMA) in the vicinity.	Off site traffic movements will need to be considered. GREEN
Airport safeguarding	Within airport safeguarding zone for wind turbines.	No mitigation required. GREEN
Transport and access	Site would utilise an existing access onto the A27.	Any future application should be supported by a Transport Assessment and include consideration of improvements to the existing access in conjunction with the Highways Agency if appropriate. GREEN

Appendix 2



TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application Ref: PO2/09

To Address

West Sussex County Council
The Grange
Tower Street
Chichester
West Sussex
PO19 1TH

Site Address

The Veery
Arundel Road
Peters

Description of Development

Proposed buildings to house in-vessel composting unit for green and kitchen waste including materialisation room, bio-digest, administration/warehouse building and perimeter fence. Revised application following PO1/09. (Dear Parish with A19/09) This is a Class 10 use to be determined by West Sussex County Council

Page 1 of 3

Page 1 of 3

REASON 1

The Members objected to the proposal with regard to the following:

Height and design of the building including finishes;
traffic movements and size of vehicles;
loss of trees;
lack of mitigation scheme;
drainage problems;
hours of use of machinery outside the hours of use;
hedge must be retained and not cut back;
no landscaping provision identified to help the building; and
possible light pollution

Head of Planning Services
Arun District Council
The Arun Civic Centre
Mummers Road
Litcham

Clerk Officer: Mr C C Henney
21st January 2007